

For Sale or Lease



5005 W Beaver St, Jacksonville, FL 32254

• For Sale or Lease.

Sale: \$720,000

Lease: \$3,000 per month NNN

• Property located at a Traffic Light, on the NWC of Edgewood Ave N & Beaver St W.

• Annual Average Daily Traffic at intersection:

(North) Edgewood Ave N ≈ 22,500 AADT

(South) Edgewood Ave S ≈ 26,000 AADT

(West) Beaver St W ≈ 8,100 AADT

(East) Beaver St W ≈ 13,600 AADT

• Zoning: IL

• Building Size: 1,529 SF

• Plans to expand to 4,000SF
- plans are with the city.

• Year Built: 1952

• Land Acres: 0.44 AC

• Parking: 15 Spaces

• Pylon Signage

• Site has High Visibility.

• Parcel Number: 059269-0000

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Total Population 2021

5,259

68,882

173,750

Average Household Income

\$49,159

\$59,405

\$59,228

Population Growth 2010-2021

+9.40%

+10.22%

+10.17%

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